



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**FORMER BUILDERS
MERCHANTS/INDUSTRIAL
PREMISES**

**ST PEG WORKS, SPEN LANE,
CLECKHEATON, WEST YORKSHIRE, BD19 3SH**

1,035m² (11,138 sq. ft) on 0.67 acres



- Former builders merchants suitable for a variety of industrial/storage and/or commercial uses (STP)
- Conveniently located close to Cleckheaton town centre and easily accessible to Junction 26 of M62 (Chain Bar)
- Series of workshop/storage units providing flexible accommodation with good yard space on secure site

Immediately Available for Occupation

0113 2348999

Location

St Peg Works fronts the northern side of the A643 Spen Lane only a short distance from its intersection with the main A638 Bradford Road in Cleckheaton town centre. Spen Lane links Bradford Road with the main A651 Oxford Road in Gomersal.

As well as being conveniently located for accessibility throughout the Cleckheaton/Gomersal area, the property is also less than 2 miles from Junction 26 of the M62 (Chain Bar roundabout/intersection with M606). The premises enjoy good links to the motorway network.

Description

St Peg Works is a former builders merchants comprising a single storey steel portal framed warehouse fronting Spen Lane; a two storey stone building forming office and stores plus two adjacent single storey warehouse/workshop buildings with showroom/trade counter.



Externally the premises benefit from a surfaced yard area providing onsite parking, circulation and potential external storage (subject to requisite planning).

Total Site Area 0.27 ha (0.67 acres) or thereabouts

Accommodation

Single storey warehouse 308.55m² (3,319 sq. ft)

Two storey canteen/kitchen, stores & toilets
131.22m² (1,412 sq. ft)

Single storey workshop/former garage 83.03m² (894 sq. ft)

Warehouse with former showroom & trade counter
441.83m² (4,756 sq. ft)

Mezzanine store (over former showroom) 70.31m² (757 sq. ft)

Gross Internal Floor Area 1,034.74m² (11,138 sq. ft)

Services

We are advised mains water, sewer drainage and electricity are connected along with individual appliances including lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC

There are two EPC's for the subject premises being C & E rated – copies of both EPC's available upon request.

Rating

We are verbally advised by the Valuation Office website the premises are assessed as follows: -

Repair Workshop & Premises RV £25,500

The National Uniform Business Rate for 2025/26 being 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Lease Terms

St Peg Works are available by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on an effectively full repairing and insuring lease.

Rent

£75,000 per annum exclusive.

The rent is payable monthly or quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston
Our Ref: 3352/A/M
Updated June 2025

Tel: 0113 234 8999
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Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.